

# News of the Real Estate World

## LOT BUYERS RENEW ACTIVITY IN BRONX

### Acquire Site for Taxpayers and Flats—Other Reports From Northern Borough.

J. Clarence Davies sold for May E. Curry and others to Charles H. Roe estate, Charles F. Dushier, president, the vacant plot, 50x113, on the west side of Union avenue, fifty feet north of 18th street, also for the same owners, the vacant plot, 50x100, on the north side of 18th street, 113 feet west of Union avenue, for Aloisia Letts, the two story frame house, 2x100, at 781 East 18th street, adjoining. It is the intention of the purchaser to improve the Union avenue plot with a one story business building and the 18th street plot with a five story flat.

Harry Cahn, operator, has resold to the Strassburg Realty Company, Inc., the vacant plot on the east side of Morris avenue, 90 feet north of 16th street, 100x25.5, George J. McCaffery, Jr., was the broker.

### Church Adds to Holdings.

The Church of St. Martin of Tours, at the northeast corner of Grote and 15th streets, has purchased from Marie McHugh the abutting plot, 100x100, irregular, on the west side of Crotona avenue, 50.2 feet south of Garden street.

### Business Property Deals.

The Steward Holding Company, Dr. Charles I. Stein president, sold to Jacob Barsky the recently completed taxpayer at the northwest corner of Seabury place and 17th street for \$115,000. The building contains twelve stores, rents for \$15,000 and occupies a plot, 100x140. The selling company, which is represented by Max Silverstein, attorney, acquired the property last December.

Richard Dickson sold for Adolph Blechner 242 and 244 Third avenue, 34x116, a three story business property.

### Apartment House Trading.

Federated Realty Brokers, Inc., sold for Well and Mayer to A. Regenstein the six story apartment at 608 Tinton avenue, southeast corner of 15th street, 45x100.

The Benenson Realty Company resold to a client of E. Schoen 2391 Davidson avenue, a four story, sixteen family apartment house, 100x100, renting for \$9,500 and held at \$55,000.

Julius Trattner sold for Frank Hertel the five story apartment at 829 East 16th street, near Prospect avenue, 40x125, to an investor.

### Other Borough Deals.

Grudin & Sawitch sold for M. Nicholson to Bradbeck & Elkoft a vacant plot, 75x115, on the north side of Tremont avenue, between Marmon avenue and Southern Boulevard, for improvement with a business building; also to Morris Cohen, a taxpayer, 51x110, at the northeast corner of Freeman and Stebbins streets, lot, rental over \$7,000, held at \$60,000; also sold for J. Connors a dwelling at 1798 Clinton avenue to I. Wolinsky; also for M. Mintz and A. L. Behoff a taxpayer at the southwest corner of Bathgate avenue and 18th street to the Wertheim Realty Company, Inc.

### PERSONAL AND IMPERSONAL.

The National Council of American Importers and Traders will move from its present quarters in the Everett Building, Union Square, Fourth avenue and Sixteenth street, on or about May 1.

The Brownings-Jones Realty Company obtained from the Lawyers Title and Trust Company a building loan of \$50,000 on 50 and 52 East Sixty-second street for the erection of a five story private school.

The newly formed Jumbo Realty Corporation (M. Goldberg, E. J. Feinberg and A. V. Feary) is the buyer of the St. John apartments at 511 West 112th street, the sale of which was reported recently.

The newly organized Gold-Ber Realty Corporation, with M. and C. Gold and H. Bernstein as directors, is the buyer of 381 Ogden avenue, sold recently.

The Crosse & Brown Company negotiated the recently reported sale for the Port Morris Land and Improvement Company of five lots on the north side of 140th street, adjoining the New York, New Haven and Hartford Railroad. The Prudential Iron Company will construct a building for its occupancy.

G. L. Lawrence is the buyer of 1023 and 1021 Lexington avenue, sold recently through A. L. Shaw and Max Blaw.

Leonard E. Belgrave is the buyer of 120 West 133d street, sold recently.

Wm. A. White & Sons have been appointed agents for the dwelling at 131 East Twenty-first street.

### ADVERTISING MAN BUYS HOME IN LARCHMONT

Other Suburban Market Transactions.

George Howe sold a colonial homestead with about an acre of ground in the hills back of Larchmont, to Charles A. Bireh-Field of this city. The buyer, head of the well known advertising agency of the same name, sold his home recently through the same broker and has bought this home for occupancy.

Julia Beverley Higgins sold for Winthrop Cowdin his place known as "Mellows House," Mount Kisco, N. Y., consisting of about seven acres of land, dwelling and outbuildings, to E. Rush Duer of this city.

### HEIGHTS APARTMENTS CHANGE OWNERSHIPS

The Northern, a six story apartment house at the northwest corner of Northern avenue and 181st street, has been sold by the Ardmore Estates, Inc., to the Joe-Hen Realty Corporation. It occupies a plot 78x184 irregular, and was sold subject to mortgages for \$188,000.

Dick & Co. and Louis Levy sold for an estate to Samuel Hadler and Joseph Nananowski 52 and 84 Audubon avenue, two three story flats, 33.6x100, which are to be altered into two and three room suites.

Edgar A. Levy has purchased the five story triple flat, 25.8x100, at the northeast corner of Park avenue and Ninety-fifth street, held at \$75,000.

### IN THE AUCTION ROOM.

By Arthur C. Sheridan.

Rides at 21, e. s. 120.2 ft. n. of Grand st., 5 story tenement and stores, 25x100; Henry Simon, at 21, e. s. 120.2 ft. n. of Grand st., 5 story tenement and stores, 25x100; amount due, \$14,710.10; taxes \$2,422.90; to plaintiff, \$17,133.00.

## 775 HOYT LOTS BRING \$276,000 AT AUCTION

### J. P. Day Winds Up Sale of Bronx Building Sites.

The sale of 775 lots for the Hoyt estate in the Eastchester and Gun Hill Road section of The Bronx which was begun by Joseph P. Day last Thursday afternoon in 14 Vesey street was brought to a close on the property Saturday evening. The entire 775 lots brought a total of \$276,000. The lots were not near rapid transit lines, yet some of the Eastchester frontages brought as high as \$1,400 a lot.

Many of Saturday's buyers were men and women who live in the immediate neighborhood and they apparently knew the values that were offered. Taken as a whole the result of this first large lot sale of the spring, has prompted observers to predict an unusually firm vacant lot market.

"New York vacant property will see one of its greatest booms this spring and summer," said Joseph P. Day, after the sale. "Everywhere one goes, homes are springing up and people who purchase lots, many times resell them, before the thirty day period for their second payment expires. People who do not get out into the outlying districts of the greater city cannot appreciate the activity that is going on. Mayor Hylan is right when he states that we are entering a period of brisk trading in vacant property."

"I am also entirely in accord with the Honor's views on the tax exemption building law as an added impetus."

### Buyers at Jackson Heights.

Deacon Murphy of the law firm of Edwards, Murphy & Minton has purchased apartment No. 42 in 143 Twenty-second street, Jackson Heights, which he will occupy on April 15; Fred L. Williams of Cranford, N. J., attorney, with the Texas Company, has purchased an apartment in the same building.

### Deals Revealed in Transfers.

The Standard Sanitary Manufacturing Company sold to the Allied Paper Mills the seven story warehouse, 43.4x100, at 471 and 473 Eleventh avenue, southwest corner of Thirty-eighth street. Columbia Realty Corporation sold to Minna K. Haldenstein a five story tenement, 25x100.5, at 387 West Fifty-fourth street.

Morris and Martha Freundlich sold to Ernest N. Adler the five story store tenement, 25.6x100, at the northwest corner of First avenue and Ninetieth street.

William and Jennie Klenert sold to Abraham Feibel a three story store tenement, 18.8x75, at 2198 Second avenue.

Louis H. Muller sold to Alberto Baratta the two and one-half story house, 21x75, at 15 King street, at the northwest corner of Congress street.

Chicago Bankers Lease on B'way.

Carl A. Lensenfeld subleased for Harvey Fisk & Sons the ground floor banking suite in the U. S. Realty Building, at 115 Broadway, to King, Hoagland & Co., investment bankers of Chicago, who

## HOME OF BROWNE'S CHOP HOUSE SOLD

### Joseph Schwartz Buys Building at 1424 Broadway From U. S. Trust Company.

Joseph Schwartz has purchased from the Andrews Soher estate, the U. S. Trust Company, trustee, 1424 Broadway, occupied by Browne's Chop House. It is a five story building, on a plot 26.7x102. The present lease expires July, 1923. The property had not changed hands since 1897 and was held at \$276,000.

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